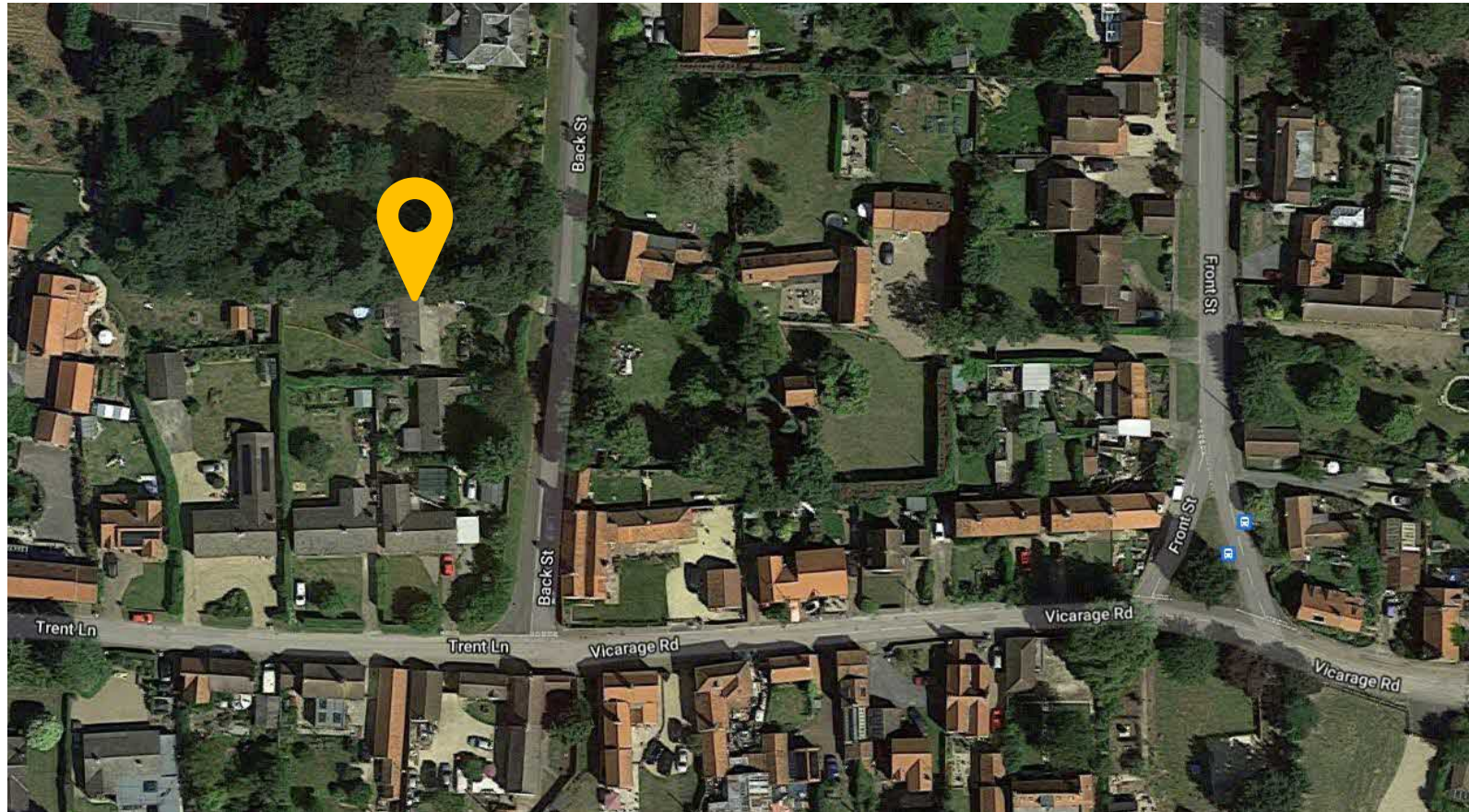


Gra-mar, Back Street, South Clifton, NG23 7AF

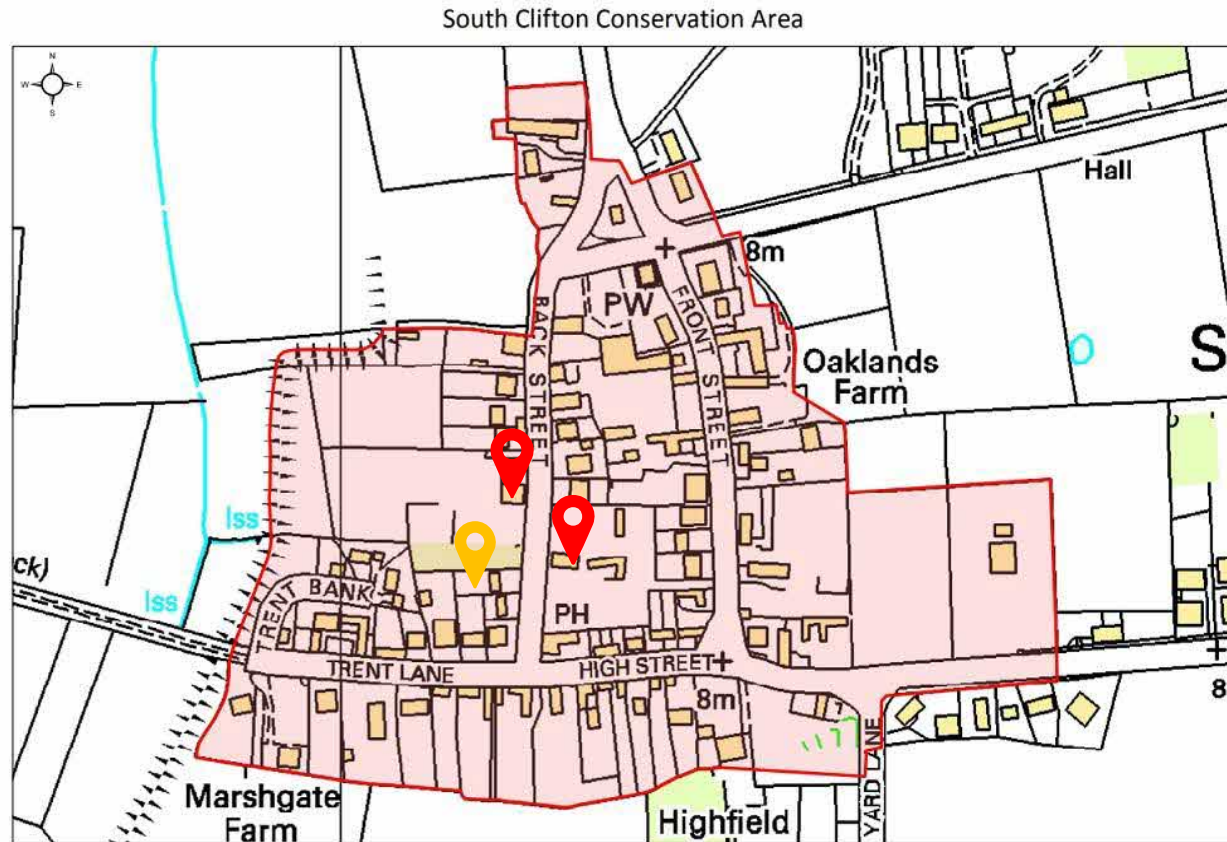
Heritage and Access Statement

Site Location



The property, named on the OS Map as Gra-mar, is located within the village of South Clifton. It was built in the 1960s as part of a development of single storey dwellings on the yard of Red Lion public house, on the corner of Trent Lane and Back Street. Gra-mar is to the north of the development and has boundaries to several properties. Generally the houses in this part of the village area are detached and set back from the road in mature gardens. The access to the property is from Back Street, a small lane with no footpaths.

Conservation Area of South Clifton



The property is in the middle of South Clifton Conservation Area. The village has several Listed Buildings, including The Hall, a Grade II Listed Building, which lies to the north of the site and The Old Farmhouse which lies opposite the site. There is a substantial green area of trees shielding the views of the Hall to the north and a mature green hedge shielding the views of the Old Farmhouse to the east.

Existing property

Gra-mar is a single storey detached bungalow, with accommodation on one floor.

The building is constructed from red brick with red/brown roman pantiles on a dual pitched roof and white uPVC double glazed windows. This vernacular construction is typical of the newer build in the residential area.

The materials and overall appearance of the bungalow are dated and the building fabric requires significant upgrading to meet current standards.

The house is set back from the lane, in a large garden laid mainly to lawn with some shrubs. There is scope for ample parking at the front of the property.

Trees

There are several trees in the garden. None of these are native to the area. Two trees have been identified for removal and form part of this application. Please see Arboriculturists report



View of rear of property



View of front of property



Existing property

Boundaries

The boundary to the north is defined by a close boarded timber fence along full length of boundary to the area of trees which is marked in green on the Conservation map.

The boundary to the west is defined by a mature hedge.

The boundary to the south is defined by a hedge to the rear, a close boarded fence to the side of the property and a hedge to the front of the property

The boundary to the south and Back Street by a tall mature hedge .

The mature hedging and fences are all to be retained as part of the development.



View from Back Street [redacted] and front gate.



View of rear garden looking west



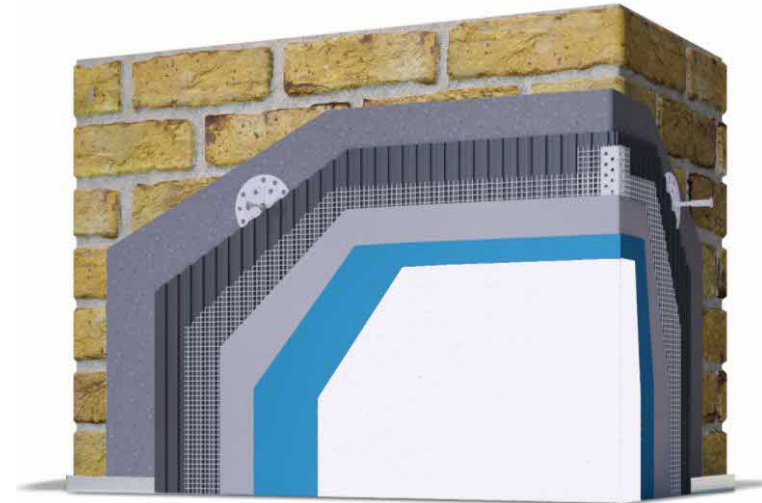
View of rear [redacted] and south boundary looking east..

Enhanced Energy Performance

The energy performance and the levels of insulation of the current house fall below today's standards.

The external walls have reduced cavity widths which were common at the time when the property was constructed in the mid 20th Century.

Recent works have been carried out to upgrade the energy efficiency of the existing structure, the majority of the windows have been replaced with double glazed units and additional insulation in the loft, which has improved the energy efficiency but are still below the standards expected of new builds.



The current owner is seeking to upgrade the property to reflect current design standards and create a contemporary future proofed home.

This will be achieved by installing a new boiler, a new roof, new windows, a new porch and an insulated render system around the exterior of the house.

The white colour of the render will match the adjoining a number of properties in the area.

The photograph shows the white painted building to the end of Back street.

Design Proposals

Scale

The applicant wishes to retain the entirety of the ground floor of the original house and use this as a basis for the remodeling works.

It is proposed to remove the pitched roof of the existing building and replace it with dual pitched roof with an increase of roof pitch from 35 to 50 degrees.

The change in pitched roof will increase the ridge height of the building by 2.15 meters and allow the applicant to increase the accommodation and replace the poorly insulated roof. The increase in ridge height to 6.7m is not beyond the general ridge heights of other properties in the village.

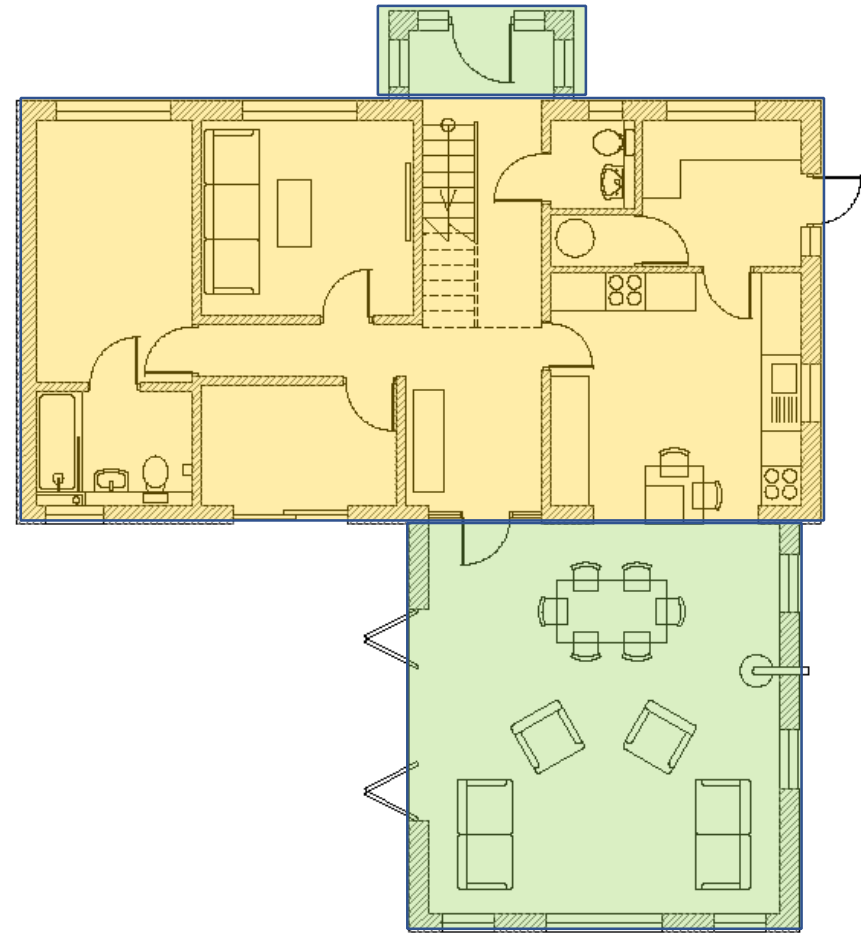
The existing building footprint covers an area of 82.4 sqm. The proposals show an increase of 42.1 sqm for a new main entrance and kitchen dining and living area, along with the accommodation in the roof.

Design

The applicant wishes to redesign the property to create a contemporary home with an open plan living arrangement and appearance..

The use of white render and slate tiles is not outside the palette of materials used in the village and the use of larch timber panels will aid the articulation and liveliness of the elevations..

A new porch will break up the slab appearance of the front elevation and improve access for all abilities.



Ground Floor Extent of Original House

Ground Floor Extent of Proposed Works

Proposed Materials



Render Weber
Monocouche- Chalk



Bi-Fold Doors
Anthracite Grey



Timber Cladding Larch



Slate Tiles
Sandtoft Britlock
Recycled Interlocking



Access Statement

Vehicle Access

The vehicle access to the property from Back Street will be retained in the same location.

There is space for vehicles using the property to pull off the road and space on the driveway to turn vehicles.

Part of the application is to construct a 2 Bay Timber Car-port to the front of the property.



Proposed Carport- Timber cladding with slate roofing tiles



Back Street- looking north, property gate is to left

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